



Lodden
Gillingham

Per Month
£1,100 Per Month

A modern and well-presented two-bedroom detached house offering comfortable living accommodation, two allocated parking spaces, and a private enclosed rear garden.

The property features a beautiful fitted kitchen with an excellent range of cupboards and generous work surfaces, providing a practical and stylish space for cooking and entertaining. The good-sized lounge benefits from French doors opening onto the rear garden, creating a bright and welcoming living area with a pleasant outlook.

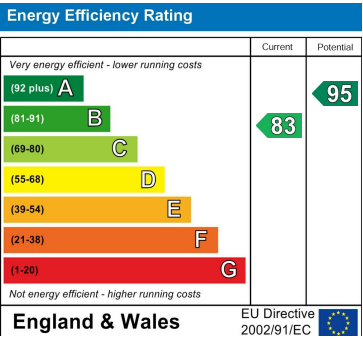
Further benefits include gas-fired central heating and the convenience of a modern detached home in a desirable setting.

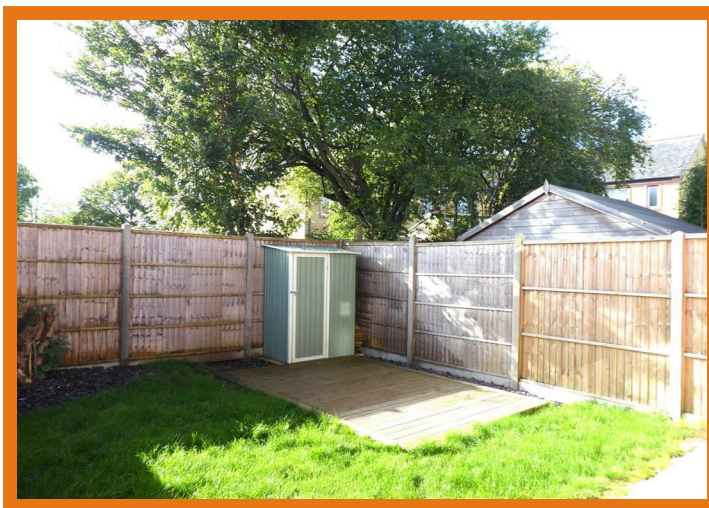
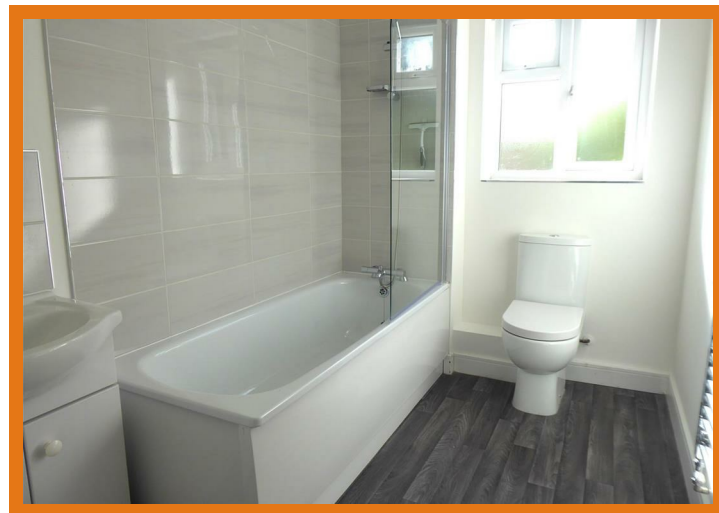
Available September
Children welcome
EPC Rating Band 'B'
Council Tax Band 'C'
Deposit Required £1,265.00 (1 week before the move in date along with the rent)
Subject to Referencing, 1 weeks (£250.00) holding deposit will be required.
www.mortonnew.co.uk

Landlord has the right to refuse

1 Market House
Market Place
Sturminster Newton
Dorset
DT10 1AS

t. 01258 473030
sales@mortonnew.co.uk
www.mortonnew.co.uk





Hallway

Fitted with grey carpet, window to the front of the house, doors to kitchen, lounge and cloakroom. Radiator

Kitchen

A lovely size kitchen with fitted floor and wall units, built in electric hob and oven. Space and plumbing for your washing machine, and space for a tall fridge/freezer. Vinyl flooring, window to the front and door to side of the property. Radiator.

Lounge

A good size lounge with french doors opening into the rear garden. Radiators, grey fitted carpet, space for a dining table and chairs along with sofas.

Cloakroom

Small cloakroom with wash hand basin and toilet. Vinyl flooring and radiator.

First Floor

Bedroom 1 Front

Good size double bedroom with radiator, window over looking the front drive, grey fitted carpet.

Bedroom 2 Back

Double size bedroom with window looking over the back garden, radiator, fitted grey carpet.

Bathroom

A nicely fitted white bathroom suite with shower over the bath and with shower screen. Vanity unit with sink. Heated towel rail, window to the rear, and vinyl flooring.

Landing

Doors to all rooms with a built in cupboard for storage.

Outside

Front garden/parking

The front area is shared with the neighbour, so parking is to be kept to a maximum of 2 cars along the side of the gravel drive. Walkway

through to the side gate into the back garden and side door into the kitchen. Outside tap.

Back garden

With side gate to the front, patio area in front of the house, small shed for storage for garden tools and mower, grass area and slate around the edges. Private and fully enclosed with fencing.

Directions

From the Gillingham office turn right and head towards the small roundabout and go straight over, then at the lights head forward. Drive about 300 yards and the property can be found on the main road on the righthand side.

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.